

Lancaster Park Homeowners Association Inc.  
2005 General Annual Meeting  
November 7, 2005

Meeting location: Liberty Church  
7501 South Garnet Road  
Broken Arrow, OK

Board members present: David Barnes, Nancy Schaefer, Mary Burgess, Julie Mueller, Darlene Cardwell, Bash Jimoh, JT Thomas

Board members absent: None

President, David Barnes started the meeting at 7:00 p.m. and welcomed the homeowners. A packet that included an agenda, map of the addition, financial compilation and income statement, Budget for 2006 and Reasons for Amending the Deeds of Dedication and Restrictive Covenants was reviewed.

Homeowner, Jon Slater, was introduced and addressed the residents.

David Barnes introduced the members of the Board and representatives from the LPHOA committees who would be speaking. The representatives were Dorothy Urquhart of the Communication Committee, Rod Einer of the Maintenance Committee, and Monica Goins of the Social Committee. George Carpenter of the Architecture Committee was unable to attend; David Barnes would give that committee's report. David also thanked the student volunteers: Elizabeth Burgess, Melinda Carpenter, Robin Urquhart, and Kristi Winkelman.

#### NOMINATING COMMITTEE

David introduced Darlene Cardwell, chairperson of the Nominating Committee. Darlene reported that the Committee had three nominees for the vacant board positions. She asked them to step forward. The nominees were Peter Voth, not in attendance, Danny Mills, and Rob Young. David Barnes asked for volunteers from the floor to be nominated to the Board. There were no nominations from the floor. David closed the nominations. David asked the membership to elect the nominees by acclamation. He asked the membership in favor of electing the two attending nominees to raise their hands. By declaration of majority vote, Danny Mills and Rob Young were elected to the Board. Both addressed the membership.

#### COMMITTEE REPORTS

##### Communication Committee

David Barnes introduced Dorothy Urquhart, chairperson of the Communication Committee. Dorothy explained the workings and duties of the committee. She asked for

volunteers. Dorothy introduced Pedro Gonzalez, newsletter editor. Pedro explained the newsletter is used to communicate important information to homeowners and is published four times a year. He asked for feedback on what homeowners would like to see in the newsletter. David Barnes introduced Chaun Goins, webmaster. Chaun showed the changes to the website and explained its workings. He asked for volunteers to work on the website.

### Social Committee

David Barnes introduced Monica Goins, chairperson of the Social Committee. Monica showed pictures of the Easter Egg hunt and Fourth of July parade. She explained how events will be posted on the website calendar. The committee also welcomes new homeowners to the neighborhood. She delivers baskets with a map of the addition, the latest newsletter and baked goods. Monica also asked for volunteers to serve on the committee and asked for feedback for improvements.

### PROCEDURE

Mary Burgess, Secretary, presented an affidavit for proof of Notice of 2005 Annual Meeting and a copy of the 2005 agenda for the files. She also requested the minutes for the 2004 Annual Meeting be approved. Nancy Schaefer made a motion to waive the reading of the minutes from the 2004 annual meeting and approve the minutes as shown on the website. Julie Mueller seconded the motion. David Barnes asked for a show of hands and declared the motion carried.

### COMMITTEE REPORTS

#### Maintenance Committee

David Barnes introduced Rod Einer of the Maintenance Committee. He reported on many of the projects completed by the committee and showed pictures from each event. He showed completion of the hanging of the Christmas lights, repair of all the street lights, trickle channel clean up, storm damage along the trickle channel, playground equipment inspection and repair, and the mulch party. A main project completed was the installation of new lights in the front entrances. Rod explained the upcoming projects for the committee. One is to remove large, dead trees in the trickle channel south of Detroit Street which will help with water flow. The second is to repair and paint the entrance structures. The structures are deteriorating primarily due to rotting wood from water damage.

#### Treasurer's Report

David Barnes introduced Treasurer, Julie Mueller to give the financial report. Julie thanked all the volunteers who helped put the annual meeting together and others who have helped throughout the year. Julie explained the duties of the Treasurer. She discussed the financial statement through October 31 and noted the extraordinary

expenses for the year due to trickle channel cleanup and storm damage. She noted the Association has hired a Certified Public Accountant to oversee the books to ensure proper accounting and to file taxes. The Association filed four liens in 2005 and released four liens. Also, 99% of the assessments were collected for the year. In the 2006 budget, she discussed three items under maintenance; storm damage repairs, trickle channel clean up, and detention pond clean up. She explained these as being contingent; they are forecast on possible expenses to be incurred. She noted the increase in liability and structures insurance to show the actual true value of the structure. The surety bond insurance has been increased to \$75,000 which reflects the greatest amount of money the Association would have in the bank at one time. She reminded homeowners that all association financial records are open for viewing at any time.

David Barnes asked for anyone wishing to speak to step forward. There were no comments from the floor.

### NEW BUSINESS

David Barnes discussed the Board's review of the Bylaws. He explained why a number of amendments were made. He also discussed how the Board restored the power back to the homeowners. In changing the Bylaws, David reviewed how it is necessary to amend the Certificate of Incorporation to bring the document into agreement with the Bylaws.

David explained the proposed changes to the covenants and how the ballots will be forthcoming in the mail.

David brought an issue before the homeowners regarding damage to common areas due to homeowner action. David posed the question to the membership that if a homeowner through his actions causes damage in the common area, should the homeowner be held liable for the cost of repairs? David asked for a show of hands in support or opposition of the homeowner paying for the cost of repairs. By declaration of a majority vote, the homeowner is responsible for damages caused to the common area.

David Barnes introduced David Tate and Bash Jimoh who would hand out door prizes. Julie Mueller donated five wall calendars and all other prizes were donated by area businesses. The winners were:

2006 Wall Calendar: Marilyn Barnes, Ellen Boothe, Harvey Edmunson, David Chapman, and Susan Foster.

Autumn Harvest Decoration – Jean Carpenter

\$25 Gift Certificate to Los Cabos – Ruth Sahli

\$20 Gift Certificate to Abuelo's – Bob Greaves

Dinner for two at Red Robin – Jackie Reusch

\$20 Gift Certificate to Shiloh's – R. Said

\$30 Gift Certificate to Mimi's – Steve Dewald

\$45 Gift Certificate to Carraba's Italian Restaurant – Roger Blevins

David Barnes concluded the meeting. David Tate made a motion to adjourn the meeting and Nancy Schaefer seconded the motion. The motion carried by a majority voice vote and the meeting adjourned at 8:25 p.m.

Respectfully submitted by Mary Burgess, Secretary